PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT

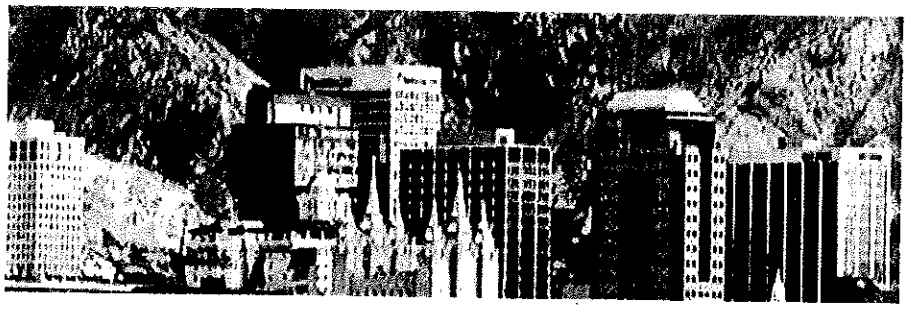
39 WEST MARKET STREET (ODD FELLOWS BUILDING)

GENERAL SERVICES ADMINISTRATION
FRANK E. MOSS FEDERAL COURTHOUSE EXPANSION PROJECT

SALT LAKE CITY, UTAH

GSA U.S. General Services Administration

Submitted to:
Mr. Robert E.Collins
Contracting Officer
General Services Administration
Public Building Service
Denver Federal Center
P.O. Box 25546
Denver, Colorado 80225-0546



Submitted by:

Trarza Consulting, Inc.
19219 Progress Avenue
Centennial, Colorado 80015-4865

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EXECUTIVE SUMMARY

This report presents the results of a Phase I Environmental Site Assessment (ESA) conducted at 39 West Market Street (Odd Fellows building), located in Salt Lake City, Utah (Site). The ESA was conducted by Trarza, Inc. (Trarza) on behalf of the General Services Administration (GSA), in accordance with standard practices described in: 1) the American Society for Testing and Materials (ASTM) Standard E 1527-05; 2) the United States Environmental Protection Agency (USEPA) All Appropriate Inquiries (AAI) standard, and; 3) the additional Property ownership and physical source setting requirements presented in the GSA's Request for Proposal (RFP).

The ESA was conducted to identify, to the extent feasible pursuant to the processes described herein, potential recognized environmental conditions (RECs) associated with the Site, including the presence of potential hazardous substances or petroleum products. The ESA was conducted at the request of the client, in conjunction with a planned expansion of the Frank E. Moss Courthouse and associated relocation of the building to another location. Due to the existence of historical Phase I and Phase II ESA reports for the Site, this investigation is limited to the Odd Fellows building.

ESA activities performed by Trarza, pursuant to ASTM E 1527-05, included the following:

- Conducting a Site reconnaissance;
- Interviewing knowledgeable Site personnel;
- Conducting a visual survey of the surrounding properties;
- Reviewing reasonably ascertainable historical maps, literature, and regulatory agency documents related to the Site;
- Reviewing regulatory databases and lists of registered wells on and within a one-mile radius of the Site, and;
- Preparing this report to present the collected data and summarize the findings.

Based on the information gathered through visual observations and a review of reasonably ascertainable records, as well as the information provided by knowledgeable personnel, the following potential RECs were identified at the Site:

- The presence of asbestos containing material (ACM) is suspected in the several interior locations;
- Lead-based paint potentially exists, based on the age of the Site structures, and;
- Potential subsurface groundwater impacts may exist based on the findings of previous environmental investigations performed at adjacent properties.

No other potential RECs were identified during the course of the Phase I ESA investigation activities.

LIST OF ACRONYMS

AAI	All Appropriate Inquiries
ACM	Asbestos-Containing Material
AMSL	Above Mean Sea Level
AST	Above-Ground Storage Tank
ASTM	American Society of Testing and Materials
BGS	Below Ground Surface
CDL	Clandestine Drug Laboratories
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act
CERCLIS	Comprehensive Environmental Response, Compensation and Liability Information System
DERR	Division of Environmental Response and Remediation
DOD	Department of Defense
DOT	Department of Transportation
EDR	Environmental Data Resources
ERNS	Emergency Response Notification System
ESA	Environmental Site Assessment
FEMA	Federal Emergency Management Agency
FIFRA	Federal Insecticide, Fungicide, & Rodenticide Act
FINDS	Facility Index System/Facility Registry System
FTTS	FIFRA / TSCA Tracking System
FUDS	Formerly Used Defense Sites
GRAMA	Government Records Access and Management Act (Utah)
GSA	General Services Administration
HMIRS	Hazardous Materials Information Reporting System
HVAC	Heating, Ventilation, and Air Conditioning
ICIS	Integrated Compliance Information System
IOOF	Independent Order of Odd Fellows
LAST	Leaking Aboveground Storage Tank
LQG	Large Quantity Generator
LUCIS	Land Use Control Information System
LUST	Leaking Underground Storage Tank
MLTS	Material Licensing Tracking System
NFA	No Further Action
NPDES	National Pollutant Discharge Elimination System
NPL	National Priority List
NRCS	Natural Resources Conservation Service
NWI	National Wetlands Inventory
ODI	Open Dump Inventory
PADS	PCB Activity Database System
PCB	Poly-Chlorinated Biphenyl
PCE	Tetrachloroethene
pCi/L	picoCuries per liter
PUD	Public Utilities Department
PWS	Federal Public Water System
RAATS	RCRA Administrative Action Tracking System

RCRA	Resource Conservation and Recovery Act
REC	Recognized Environmental Condition
RFP	Request for Proposal
SSTS	Section 7 Tracking Systems
STATSGO	State Soil Geographic Database
SWF/LF	Solid Waste Facilities/Landfills
TRIS	Toxic Chemical Release Inventory System
TSCA	Toxic Substances Control Act
TSDF	Treatment, Storage, and Disposal Facility
UDEQ	Utah Department of Environmental Quality
UMTRA	Uranium Mill Tailings Remedial Action
USDA	United Stateds Department of Agriculture
USEPA	United States Environmental Protection Agency
USGS	United States Geological Survey
UST	Underground Storage Tank
VCUP	Voluntary Clean-Up Program

1.0 INTRODUCTION

This report presents the results of a Phase I Environmental Site Assessment (ESA) conducted at 39 West Market Street (Odd Fellows building), located in Salt Lake City, Utah (Site). The ESA was conducted by Trarza, Inc. (Trarza) on behalf of the General Services Administration (GSA), in accordance with standard practices described in: 1) the American Society for Testing and Materials (ASTM) Standard E 1527-05; 2) the United States Environmental Protection Agency (USEPA) All Appropriate Inquiries (AAI) standard, and; 3) the additional Property ownership and physical source setting requirements presented in the GSA's Request for Proposal (RFP).

The ESA was conducted to identify, to the extent feasible pursuant to the processes described herein, potential recognized environmental conditions (RECs) associated with the Odd Fellows building, including the presence of potential hazardous substances or petroleum products. The ESA was conducted at the request of the client, in conjunction with a planned expansion of the Frank E. Moss Courthouse and associated relocation of the building to another location. Due to the existence of historical Phase I and Phase II ESA reports for the Site, and the request of the GSA, this investigation is limited to the Odd Fellows building.

1.1 Objectives

The ESA was conducted to identify, to the extent feasible pursuant to the processes described herein, potential recognized environmental conditions (RECs) associated with the Site. According to ASTM Standard E 1527-05, a REC is defined as "*the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, ground water, or surface water of the property. The term includes hazardous substances or petroleum products even under conditions in compliance with laws.*" RECs are not intended to include *de minimis* conditions that generally do not present a material risk of harm to public health or the environment.

1.2 Detailed Scope of Services

Trarza personnel performed both on-Site activities as part of this Phase I ESA, including: an on-Site reconnaissance of the subject properties and structures on July 11, 2007; discussion with Sherry Blaize, the client-designated knowledgeable Site individual on July 10, 2007; examination of client-provided historic Site documentation; a review of Site environmental data provided by Environmental Data Resources, Inc. (EDR), and; on-Site title/directories research. The complete Site-specific scope of work performed during this ESA, conducted in accordance with ASTM Standard E 1527-05, included the following activities

- Conducting a Site reconnaissance, consisting of a detailed visual survey of the property and inspection of the Site buildings and ancillary structures for indications of the presence or potential presence of hazardous substances or petroleum products;
- Interviewing Ms. Blaize, GSA representative who is knowledgeable of the Site history, operations, practices, and surrounding land uses, on July 10, 2007;

- Reviewing reasonably ascertainable historical maps, literature, and regulatory agency documents related to the Site;
- Reviewing current regulatory databases and lists of registered wells on and within a one-mile radius of the Site, and;
- Preparing this Report to present the collected data and summarize the findings.

In addition, an expanded Property ownership and physical source setting investigation, as well as activities conducted in conformance with the EPA AAI Standard, were performed as described in the RFP.

1.3 Limitations

This Report was prepared for the exclusive use of the GSA and their designees. The assessment presented herein is limited strictly to identifying potential environmental liabilities, or RECs, associated with the subject property. The findings and conclusions are based on a visual inspection of the Facility and the Site property, information obtained from interviews with client-designated knowledgeable personnel regarding its use and history, and information obtained from a review of reasonably ascertainable current and historical records. No warranties, expressed or implied, are provided for any of the third party information provided herein, including that provided by client-designated personnel.

As specified in the RFP, this Report was prepared pursuant to the USEPA Standards and Practices for AAI. This Standard, as promulgated in 40 CFR Part 312, requires that all appropriate inquiries be made into the presence or potential presence of hazardous substances or petroleum products potentially located at the Site. A statement of qualifications for the environmental professional conducting this environmental assessment is included in Appendix A.

Potential environmental issues or RECs may exist on the Site that were not identified; exclusion from this Report does not preclude the existence of environmental conditions, including but not limited to the existence of unidentified potentially hazardous substances, petroleum products, or other hazards.

This Report was prepared at the request of the GSA, and as such should not be construed as providing a legal interpretation of, or meeting the requirements of, environmental regulations. Trarza assumes no responsibility or liability for errors in publicly available data, statements or interpretations from sources outside of Trarza, or developments resulting from scenarios outside the scope of this Phase I ESA. Further, should the GSA be aware of conditions not identified in this report, Trarza should be apprised of such as soon as possible to provide appropriate consultation.

Historic information and data provided by GSA-designated personnel was utilized in performing this Phase I ESA. Historic Phase I and Phase II ESA reports have been prepared for the property and were supplied by the GSA. Trarza assumes no responsibility for the accuracy or completeness of this third-party information.

2.0 SITE DESCRIPTION

The following sections provide a description of the legal and physical setting of the Odd Fellows building, a discussion of the current uses of the Site, and a description of surrounding properties and their current uses.

2.1 Location and Legal Description

The Site is located on a single parcel and occupied by a single building (Appendix G). The physical address of the Site is 39 West Market Street Salt Lake City, Utah 84101. The Site is located at an approximate latitude of 40° 45' 42.1'' and an approximate longitude of 111° 53' 31.9'', at an elevation of approximately 4,271 feet above mean sea level (amsl). The Site is located wholly within Salt Lake County, Utah.

The legal description, as indicated by the Salt Lake County Recorder is as follows:

- Parcel Number – 1501431019 – 0.33 acres - BEG N 0^01'10" W 132 FT & S 89^58'27" W .30 FT FR THE SW COR LOT 8, BLK 51, PLAT A, SLC SUR; N 0^01'33" W 2 FT; N 89^58'27" E 50.5 FT; S 0^01'33" E 2 FT; S 89^58 27" W 50.5 FT TO BEG. 6228-2398 6341-2641 8278-1939 8992-0145,0147 9030-1134.

2.2 Site and Vicinity General Characteristics

The Site property is located along West Market Street between West Temple and South Main Streets. The date of the original Site building construction, according to Salt Lake County Recorder records, is 1900.

At the time of the Site reconnaissance, access was provided to all Site buildings.

Based on available information, the general exterior configuration of the Site building has not been significantly altered subsequent to the original construction. Surrounding property information is provided in Section 2.5.

2.3 Current Use of the Properties

The Site building is currently unoccupied. It is anticipated that the building will be relocated along with other activities associated with the Frank E. Moss Courthouse expansion project. The courthouse is located at 350 Main Street in Salt Lake City, Utah.

The interior of the subject building is generally consistent with that of office and restaurant uses. The interior renovations include restaurant and kitchen areas on the basement and ground floors and office space on the 2nd and 3rd floors.

2.4 Description of Structures, Roads, and Other Improvements on the Site

Records indicate that the Odd Fellows building has been used primarily as a printers, meeting hall, restaurant, and office space since the buildings' construction. A building layout sketch is presented on Appendix C.

Heating, ventilating, and air conditioning (HVAC) systems at the subject building consist of gas-fired forced-air furnaces. Cooling is provided by air conditioning/cooling systems although they did not appear to be functioning based on the building temperature during Site reconnaissance. Treated potable water is provided to the building by the Salt Lake City Public Utility Department (PUD), via subsurface water service pipes, and is sourced from PUD-operated public water supply springs and wells. No on-Site groundwater wells were identified on the Site property.

Other utilities entering the property include underground natural gas and electricity.

Additional Site, structure, and utility information obtained during interviews and the Site reconnaissance is presented in appropriate sections of this report.

2.5 Current Uses of the Adjoining Properties

The Site property is bounded to the west by the former Osterloh properties, which were the subject of previous Phase I environmental assessment activities at the request of the GSA. As indicated in the bid documents, further assessment of this property is anticipated to be performed during 2007. The Osterloh property is currently vacant and consists of an abandoned structure and unused asphalt parking area.

The Site is bounded to the east and South by additional parking, which is fenced and secured for use by employees of the courthouse. To the north of the Site is West Market Street. The property immediately across Market Street is used for parking and will be the anticipated relocation site for the Odd Fellows building.

3.0 CLIENT-PROVIDED INFORMATION

This section presents information provided by the GSA.

3.1 Historical Report Information

The GSA provided several historical assessment reports that were prepared for adjacent properties. Assessment activities were conducted to identify the status of environmental conditions within the area of proposed courthouse expansion. The following table identifies the reports provided by the GSA and summarizes the findings contained therein.

Report	Date Submitted	Consultant	Property	Deviations	Findings
Phase I Environmental Assessment - For Proposed New Annex to the Frank E. Moss Courthouse	January 1997	Balloffet and Associates, Inc Fort Collins Colorado	Gardiner Property	1. Property Owners and tenants were not contacted or interviewed 2. Inspections of the interior of buildings were limited to those with public access.	No evidence of substandard environmental conditions. Exceptions: Drains and sumps in garage area were petroleum hydrocarbons and/or solvents may have been used.
			Odd Fellows Building		No evidence of substandard environmental conditions. One 55-gallon drum was observed containing an unknown liquid.
			Osterloh Property		Possible PCB, metal, and petroleum hydrocarbon impacts to soil and groundwater
Phase II Site Assessment - Frank E. Moss Federal Courthouse Expansion	September 2002	Entranco Fort Collins Colorado	Moss Court House	None	Soil and groundwater investigation indicated that very low concentrations of volatile organics were present; however, concentrations were consistently below State action levels.
			Odd Fellows Building	None	
			38 West Market Street	1. Property owner would not grant access to property.	

			West Temple Chevron	1. Property owner would not grant access to property.	
			Gardiner Building	None	
Phase II Site Assessment Report – Frank E. Moss Courthouse Expansion Chevron Station and Odd Fellows Relocations Property	July 3, 2003	AMEC Earth and Environmental, Inc. Salt Lake City	West Temple Chevron	None	The UST basin in the southwest corner of the property is identified as an area of concern. Soil and groundwater analysis indicated concentrations of contaminants in excess of the State actions levels.
			30 and 40 West Market Street	None	Soil and groundwater investigation indicated that very low concentrations of volatile organics were present; however, concentrations were consistently below State action levels.

3.2 Reason for Performing Phase I ESA

This Phase I ESA was performed at the request of the GSA in order to assess the environmental conditions of the subject property prior to potential acquisition as part of the Frank E. Moss Federal Courthouse Expansion Project.

4.0 RECORDS REVIEW

The objective of the records review was to identify potential activities or conditions of environmental concern at the Site and adjacent properties. A review of environmental agency database records for the Site and surrounding area was obtained from the EDR report generated on July 9, 2007. EDR's search of available government records included both the Site and a search radius surrounding the Site in accordance with the appropriate minimum search distances specified in ASTM Standard E 1527-05. Additional records, including client-provided documentation, sanborn maps, owner-provided information, directories, and photos are also referenced in the section where appropriate. The EDR report is presented as Appendix D.

4.1 EDR Standard Environmental Record Sources

Federal standard environmental record sources and databases searched by EDR included:

- Proposed National Priority List (NPL) Sites;
- Delisted NPL Sites;
- NPL LIENS;
- Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS);
- Resource Conservation and Recovery Act (RCRA) Treatment, Storage, and Disposal Facilities (TSDFs);
- RCRA Large-Quantity Generator (LQG) Information;
- Emergency Response Notification System (ERNS) Information;
- Hazardous Materials Information Reporting System (HMIRS) Information;
- Engineering Controls Sites List;
- Sites with Institutional Controls;
- Department of Defense (DOD) Sites;
- Formerly Used Defense Sites (FUDS);
- Brownfields Sites;
- Uranium Mill Tailings Remedial Action (UMTRA) Sites;
- Open Dump Inventory (ODI);
- Toxic Chemical Release Inventory System (TRIS);
- Toxic Substances Control Act (TSCA) Sites;
- Federal Insecticide, Fungicide, & Rodenticide Act (FIFRA) / TSCA Tracking System (FTTS);
- Section 7 Tracking Systems (SSTS);
- Land Use Control Information System (LUCIS);
- Department of Transportation (DOT) OPS Incident and Accident Data;
- Integrated Compliance Information System (ICIS);
- FTTS FIFRA/TSCA Tracking System Administrative Case Listing;
- Clandestine Drug Labs (CDLs);
- Radiation Information (RadInfo) Database;
- Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) Lien Information;

- Poly-Chlorinated Biphenyl (PCB) Activity Database System (PADS);
- Material Licensing Tracking System (MLTS);
- Mines Master Index File;
- Facility Index System/Facility Registry System (FINDS), and;
- RCRA Administrative Action Tracking System (RAATS).

The State of Utah does not maintain a list of hazardous waste sites. Standard State environmental record sources and databases searched by EDR included:

- List of Landfills (SWF/LF);
- Leaking Aboveground Storage Tank (LAST) Sites;
- Spills Data;
- Sites with Institutional Controls;
- Registered Drycleaners;
- Brownfields Assessment Sites Listing, and;
- National Pollutant Discharge Elimination System (NPDES) Permitted Facilities Listing.

In addition, EDR researched the following Tribal databases:

- Indian Reservation Sites;
- Leaking Underground Storage Tank (LUST) on Indian Land, and;
- Underground Storage Tanks (USTs) on Indian Land.

EDR also searched its proprietary historical database of former manufactured gas (coal gas) sites. Based on a review of these information sources, the following sites of interest were identified by EDR.

4.1.1 Federal Sites

NPL

One NPL Site, Utah Power and Light/American Barrel Company, was identified within the ASTM search radius. This facility is also identified on several other Federal databases. The Power and Light/American Barrel Company facility, located between ½ to 1 mile northwest of the Site, is reportedly at a relative higher elevation than the Site properties. Data indicates that soils and shallow groundwater beneath this facility are contaminated with styrene attributable to former barrel yard activities, and polyaromatic hydrocarbons and phenolic compounds attributable to former creosote operations.

Based on the extensive data available regarding the contamination associated with the Power and Light/American Barrel Company NPL Site, as well as the absence of groundwater wells located on the Site properties, this facility does not represent a REC to the Site.

CERCLIS

EDR identified four CERCLIS facilities within ½ mile of the Site, the first three of which are reportedly at a lower relative elevation than the Site, with the fourth facility reportedly at a higher relative elevation than the Site. These facilities include the following:

- BLOCK 35 Methylene Chloride Plume – Groundwater methylene chloride contamination;
- 200 South 300 West Plume – Groundwater tetrachloroethene (PCE) contamination;
- Vermiculite Intermountain – Receiving facility for asbestos-contaminated vermiculite from Libby, Montana, and;
- Employment Security Administration – Contaminated subsurface soil excavation site.

Based on the extensive data available regarding the contamination associated with these facilities, their predominantly lower relative elevation than the Site, and the absence of groundwater wells located on the Site, these facilities do not represent RECs to the Site.

Additional RCRA Corrective Action Sites (CORRACTS)

EDR identified two additional RCRA corrective action facilities, facilities within 1 mile of the Site, both of which are reportedly at a lower relative elevation than the Site. As it is reported that neither of these facilities currently require corrective action, they do not represent RECs to the Site.

Hazardous Waste Generators

Eleven additional facilities, including the Frank E. Moss Federal Courthouse, were identified by EDR as hazardous waste generation facilities. As no violations were reported at any of these facilities, they do not represent RECs to the Site.

4.1.2 State Sites

EDR identified 50 closed LUST sites, 27 UST sites, and one above-ground storage tank (AST) site within ¼ to ½ mile of the Site. Based on the sheer number of LUST, UST, and AST sites identified, it is possible that groundwater contamination from one or more of these sites has migrated towards or beneath the Site. However, monitoring well installation and sampling would be required to determine whether any of these LUST facilities represent a REC to the Site.

One state Voluntary Clean-Up Program (VCUP) site was identified by EDR within the search radius. As it was reported that a No Further Action (NFA) letter was received by this facility, it does not represent RECs to the Site.

The Utah Power and Light/American Barrel Company facility was also identified as a manufactured gas plant Site. As previously discussed, this facility does not represent a REC to the Site.

Nineteen facilities were labeled by EDR as unmappable (orphan). Further information on these Sites was either not available or not provided.

4.2 Physical Source Setting

EDR provides a search of physical setting source records on and adjacent to the Site. The results of these records searches are described in the following subsections. Trarza personnel also conducted additional physical source setting research, as requested in the RFP. This additional physical source setting information is presented in Section 5.0.

4.2.1 EDR Proprietary Database of Groundwater Flow Information (Aquiflow®)

The Site was not mapped in the Aquiflow® database.

4.2.2 Federal Emergency Management Agency (FEMA) Flood Zone Mapping

The Site is located within FEMA Flood Plain Panel number 4901050031A. According to the EDR-provided map, the Site is not within either the 500-year or 100-year flood plain.

4.2.3 National Wetlands Inventory (NWI)

The Site is mapped within the NWI system. According to the EDR-provided map, the Site is not located within or adjacent to any mapped wetlands.

4.2.4 EPA Radon Zones

Both State and Federal radon gas concentration information is provided for the Site. According to the data provided by EDR, the Site is located within EPA radon zone 2. The Federal average local radon gas concentration is reported to be 1.67 picoCuries per liter (pCi/L) for living spaces, and 2.96 pCi/L for basements, based on a survey of 52 locations. The State information, based on a survey of one location, indicates an average radon gas concentration of 4.4 pCi/L.

4.2.5 USGS 7.5 Minute Topographic Map

Regional United States Geological Survey (USGS) topographic maps indicate that surface topography in the region of the Site slopes downward from the north to the south (from the foothills of the Wasatch Mountains), and likewise from the east to the west. The generalized topographic gradient is to the south-southwest. While surface topography generally indicates the primary direction of surface water flow, the Site is located within a developed area with little local elevation variability

4.2.6 USGS Geologic Age and Rock Stratigraphic Unit Map – Geology of the Conterminous U.S.

Available geologic information identifies stratified geologic sequences in the general area of the Site, with Cenozoic Era rock formations being the dominant rock stratigraphic units. Specifically, Quaternary series stratigraphy, designated as Q, is dominant within the area of the Site.

4.2.7 United States Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) State Soil Geographic Database (STATSGO)

STATSGO soil maps are compiled by generalizing more detailed soil maps and thus represent general soil conditions in an area. Based on the STATSGO map, the dominant soil composition in the general area of the Site was identified as Kidman very fine sandy loam, which is characterized by moderate infiltration rates, deep and moderately deep, moderately well and well drained soils with moderately coarse textures. The soils have intermediate water holding capacity, and are underlain by silty loam, silty clay loam, and gravels. Bedrock is reportedly greater than five feet below ground surface (BGS).

4.2.8 Federal USGS Well Information

The Federal USGS well information database identified eight USGS wells between ½ and one mile from the Site. Based on the records provided, these wells, some of which were not completed, appeared to be used for groundwater depth and quality monitoring by the USGS. Available data from these wells indicates depths to groundwater, within the geologic unit, ranging from 105 to 186 feet BGS. No other information on these wells is provided.

4.2.9 Federal Public Water System Well Database

The Federal Public Water System (PWS) database identified one PWS well between 1/8 and 1/4 miles of the Site. This active well is identified as well ID UT4901767. The PWS is named as 'Bryants Fork Summer Homes,' located in Orem, Utah. The owner of this well is not listed. The PWS is reported as having several major violations, primarily nitrate and coliform concentration exceedances. No violations or enforcement actions are listed as being associated with this well. No other well information is provided.

4.2.10 State of Utah Well Database

The State of Utah well database located 113 additional water supply well permits/permit applications within one mile of the Site. The majority of these wells are listed as being permitted as underground water wells (production wells), subsurface drains, or non-production (monitoring) wells. One well, located between ½ and one mile from the Site, is reportedly part of the Salt Lake City municipal water supply system. This well is reportedly a surface water feature, used for irrigation and livestock watering.

4.3 Aerial Photographs

Aerial photographs of the Site properties were obtained for the years 1950, 1962, 1977, 1987, and 1993. These photographs, which are presented in Appendix D, indicate that the property layout has remained generally unchanged during the years indicated. However, the detail available from the aerial photos is not sufficient to identify specific structural details that may indicate the presence of absence of RECs.

4.4 Historic Fire Insurance Maps

Historic fire insurance maps (Sanborn maps) were obtained for the properties from two sources. The EDR records search yielded maps from the years 1884, 1889, 1898, and 1911. These maps are presented in Appendix E. Photographs of Sanborn maps were also obtained from the Utah State Historical Society Archives for the years 1926, 1951, and 1956 along with a photocopy of the map from 1969. Images of these maps are also presented in Appendix E.

These maps indicate the following properties, buildings, and/or ownership Site data:

- 1884: No structures on the Site property;
- 1889: No structures on the Site property;
- 1898: Odd Fellows building on the Site property;
- 1911: Odd Fellows building on the Site property;
- 1926: Odd Fellows building on the Site property;

- 1951: Odd Fellows building on the Site property;
- 1956: Odd Fellows building on the Site property;
- 1969: Odd Fellows building on the Site property;

4.5 Historical Use Information on the Property

Due to the location of the property in the downtown area of Salt Lake City, recent uses of the properties have been predominantly devoted to the restaurant and office space and as a meeting hall for the Independent Order of Odd Fellows (IOOF). This is supported by the review of city directories, Sanborn maps, interviews, the EDR report, and other historical sources, as well as the observed current and inferred past surrounding land use. A summary of historic property use is displayed on Table 1. In addition, photocopies of the historical directories are included in Appendix F.

A review of historical newspaper clippings for the property was also requested at the Utah State Historical Society. Available clippings primarily consisted of meeting announcements for the IOOF during the 1940's.

4.6 Historical Use Information on Adjoining Properties

A search of available government records was requested for the Site and surrounding properties under the Government Records Access and Management Act (GRAMA). The request was submitted to the Division of Environmental Response and Remediation on July 10, 2007. Trarza was subsequently contacted by the DERR to indicate that there are no available records on file for the subject property.

The summary presented in Section 3.1 presents information detailed in the client-provided former Phase I and Phase II ESA reports for adjacent properties. These reports contain detailed information regarding additional uses and potential/known environmental impacts on adjacent properties.

Table 1 also includes a summary of the historical directory listings for properties adjacent to the Site.

5.0 SITE PHYSICAL SOURCE SETTING

This section provides general information regarding the physical source setting of the Site. Site-specific information is also included in appropriate sections of this report. Additional details regarding geology, surface hydrology, and hydrogeology is available in the GSA-provided documents.

Surface Water

Historic flow from City Creek included a south-flowing fork which carried irrigation water to Salt Lake City. Topographical information indicates that the historic alignment of this portion of City Creek is upgradient of site location. The City Creek appears to end approximately 5,600 feet or more to the north-northeast. As such, there is a possibility that the alluvial sediments of the former creek bed may provide a zone of relatively higher hydraulic conductivity. Therefore these sediments could potentially allow for more rapid flow of groundwater. The condition of the subsurface soils, however, cannot be determined without soil borings or from observations made during basement excavation. An additional surface water body is the Jordan River, which lies over 8,000 feet to the west of the site location.

The shallow groundwater beneath the site is approximately 10 to 20 feet below ground surface based on soil and groundwater investigations nearby. The apparent regional groundwater flow direction is to the south-southwest. The shallow groundwater is not a source of water for the area. The Salt Lake City Department of Public Utilities states that approximately 80% of the public drinking water comes from streams and reservoirs in the Wasatch canyons. The other 20% comes from deep water wells in the Salt Lake Valley. The deep aquifer which this water is supplied appears to be confined throughout the Salt Lake Valley. The deep aquifer is mainly below depths of 100 feet below ground surface. The area is part of the Utah Lake/Jordan River Water Rights Area and is currently closed to any new appropriations for water wells.

Per the Points of Diversion Plot by the Utah Division of Water Rights, the nearest municipal drinking water well is greater than 3,000 feet from the site location.

Geology

The regional formation consistent with this area is unconsolidated to semi-consolidated Tertiary Age sediments overlain by unconsolidated Quaternary Age sediments. Based on subsurface soil investigations conducted near the site location, the subsurface soils consist of sand to sandy silts and gravels.

Hydrogeology

Based on surface topography, which will often dictate groundwater flow direction, as well as groundwater potentiometric surface indications in GSA-provided documents, the predominant groundwater flow direction beneath the Site is southwest. There is currently no additional information regarding Site-specific variations in the groundwater flow direction.

As indicated from a Public Utility Department interview, the shallow water bearing zone below the Site is not a current or future potable water source.

6.0 SITE RECONNAISSANCE

A Site reconnaissance was conducted July 11, 2007 in order to visually observe potential Site RECs and verify research information to the extent possible.

6.1 Methodology and Limiting Conditions

A methodical and comprehensive Site reconnaissance was performed to the extent possible given the conditions encountered. Trarza personnel initiated the Site reconnaissance by examining the interior of the building, with a thorough walk-through of each room. All areas and rooms were accessible, with the following exception:

- Electrical supply closet located in the basement.

This area was not viewed during the Site reconnaissance. Based on current use and visual observation of the remaining building areas, it is not anticipated that additional potential RECs exist in the area.

6.2 General Site Setting

The Odd Fellows building is located in the downtown area of Salt Lake City. Surrounding properties, which are predominantly commercial, consist of parking areas, restaurants, the courthouse, vacant lots, hotel space, and other service industry. The property is displayed on the client-provided map (Appendix G).

6.3 Interior Observations

Reconnaissance of the interior of the Odd Fellows building was performed with an emphasis on identifying activities and/or conditions that could indicate potential RECs. The building was examined for its general condition as well as any evidence of improper handling, use, storage, or disposal of hazardous substances or petroleum products. Facility layout sketches were created during site reconnaissance and are presented in Appendix C.

6.3.1 Building Uses and Conditions

Site reconnaissance was performed at the Odd Fellows building on July 10, 2007. The building is currently vacant. Trarza was granted full access to the property, with the exception of the area listed above in Section 6.1. The Odd Fellows building ground floor consists of vacant restaurant space. The basement consists of additional restaurant space and four vacant rooms. The 2nd and 3rd floors consist of vacant office space. The GSA contact, Sherry Blaize, provided the access key to Trarza.

Sinks and toilets in the Odd Fellows building are assumed to connect to the sanitary sewer outfall. Floor drains located on the ground, 2nd, and 3rd floors are also assumed to be plumbed to the sanitary sewer.

The outfall location of the basement floor drains was not ascertained. However, based on the observed construction and use of the building, the basement floors drains are not anticipated to present a REC.

No loading docks, catch basins, oil-water separators, or unoccupied spaces were identified at the Odd Fellow building.

Due to the age of the Odd Fellows building, asbestos containing materials (ACM) are assumed to exist. Direct observation of potential ACM was observed on the 2nd and 3rd floors where wall insulation has fallen out of access holes. The age and material of the insulation is unknown. It is also unknown if previous investigations into the presence of ACM has been performed at the building.

The age of the Odd Fellows building also indicates the potential for lead-based paint, although suspect material was not visually identified during site reconnaissance. In addition, due to the significant historic interior renovations in the building, if lead-based paint exists, the amount is likely limited.

PCBs or potential PCBs were not observed in the Odd Fellows building. As indicated previously, due to access limitations, the existence and/or condition of a transformer in the electrical room was not ascertained.

In general, the Odd Fellows property appears to be in fair condition, with no major cracking of the floors, walls, or ceilings. Due to apparent roof and pipe leaks, there is noticeable water damage in specific areas, along with associated degradation and caving of ceiling tiles. Water leaks are also evident in the basement, which has caused some damage and accumulation of mold. It also appears that an investigation was performed on the building in preparation of relocation activities, therefore several walls have been accessed and not repaired. No evidence of potential hazardous materials, petroleum spills, or unknown odors was observed during the interior Site reconnaissance.

Photographs were taken of potential areas of interest throughout the Site property. These photographs are presented in Appendix B.

6.3.2 Storage Tanks and Containment Areas

During Site reconnaissance, no ASTs or USTs were observed or reported on the property.

One groundwater sump was observed in the Odd Fellows basement, which serves to maintain the groundwater level below the basement floor. The sump is shown in Appendix B as photos S-1 and S-2. The sump is outfitted with a float-operated submersible pump which transfers accumulated sump water. The outfall location of the sump-derived groundwater was not ascertained.

6.3.3 Hazardous Substances and Petroleum Products

No stored petroleum products or potentially hazardous materials were identified on Site during reconnaissance activities, with the exception of the following:

- Hydraulic fluid associated with the hydraulic elevator on Site.

Fluid from the hydraulic motor was observed to accumulate in the drip pan below the machinery, as shown on photo S-3 in Appendix B. No staining was observed on the floor beneath the motor, therefore spills/overflow is not suspected. In addition, the elevator appears to be fairly new, with on Site maintenance records extending back to 1999.

6.4 Exterior Observations

No exterior Site reconnaissance was conducted at the request of the GSA.

7.0 INTERVIEWS

An interview was conducted with the following individual:

Name	Date of Interview	Subject Property	Title	# years at Facility	Comment
Sherry Blaize	July 10, 2007	Odd Fellows Building	GSA manager	Unknown	Ms. Blaize provided access and a brief review of the property

Information obtained from discussion with the GSA contact was limited to the current use and condition of the property.

In addition to the above interviewee, the following individuals were contacted while conducting this assessment:

- Lorna Hackford – Division of Environmental Response and Remediation, and;
- Bradley Steward – Development Engineer, Public Utilities Department.

The information provided by these individuals is presented in the appropriate sections of this Report.

8.0 FINDINGS, DATA GAPS, AND RECOMMENDATIONS

This section summarizes the findings of the Site assessment, data gaps encountered, and recommendations for further action.

8.1 Findings

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527 of 39 West Market Street, the property. Any exceptions to, or deletions from, this practice are described in Section 8 of this report. This assessment has revealed no evidence of recognized environmental conditions in connection with the property except for the following:

- Suspected ACM in various observed and assumed locations;
- Potential lead-based paint, and;
- Potential subsurface impacts for known/unknown environmental conditions from nearby properties which may affect the Site.

8.2 Data Gaps

Specific data gaps encountered while conducting the Phase I ESA include the following:

- The inability to access the electrical closet in the Odd Fellows basement. This data gap may be remedied by contacting former maintenance personnel for the property.

- Uncertainty of the outfall location for floor drains and sump-derived groundwater. This data gap may be remedied by contacting former maintenance personnel for the property.

8.3 Recommendations

Based on the conditions noted within this Phase I ESA Report, Trarza recommends that the following activities be performed in order to mitigate potential or perceived RECs:

- Verify the condition of groundwater in the basement sump. Subsequently evaluate the outfall location of the sump-derived groundwater.

- Further evaluate the existence of ACM and lead-based paint in the subject properties.

Based on the information provided herein, and subsequent to the completion of the recommendations presented above, further environmental investigation of the Site is not warranted at this time.

9.0 REFERENCES

American Society for Testing and Materials. *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*, ASTM E 1527-05.

Ms. Sherry Blaize, GSA contact, Odd Fellows building, July 10, 2007.

GSA, EDR Inquiry No.1973328[1].5, July 6, 2007.

GSA, EDR Inquiry No.19733286[1], July 6, 2007.

GSA. EDR Inquiry No.1973328.4_2, July 6, 2007.

GSA, EDR Inquiry No.1973328.4_1, July 6, 2007.

GSA, EDR Inquiry No.1973328_2, July 6, 2007.

GSA, EDR Inquiry No.1973328_3s-2, July 6, 2007.

Phase I Environmental Site Assessment for the Proposed New annex to the Frank E. Moss Courthouse, Salt Lake City, Utah, January 1997, prepared by Balloffet and Associates, Inc.

Phase II Site Assessment, Frank E. Moss Federal Courthouse Expansion, September 2002, prepared by Entranco.

Phase II Site Assessment Report, Frank E. Moss Federal Courthouse Expansion, Chevron Station and Odd Fellows relocation Property, Located at 351 South West Temple and 30 and 40 West Market Street, Salt Lake City, Utah, July 2003, prepared by AMEC Earth & Environmental, Inc.

Utah State Historical Society, Sanborn Fire Insurance Maps archive, July 12-13, 2007.

Utah State Historical Society, Salt Lake City historical directories archive, July 12-13, 2007.

Salt Lake County Recorder, website and archives, July 10-13, 2007.

TABLE

HISTORICAL DIRECTORY SEARCH

Phase I Environmental Assessment
Frank E. Moss Courthouse Expansion Project

STREET	#	1924	1929	1934	1939	1944	1949	1953	1958	1963	1968	1973	1977	1982	1987	1993	1997
West 400 South	62	Del Monte Grocery/Fiore Saverio/Paggi Moses	Oriental Sweet Shop	Vacant	Vacant	Refrigeration Serv & Eng Co	Refrigeration Serv & Eng Co	Refrigeration Serv & Eng Co	Refrigeration Serv & Eng Co	Refrigeration Serv & Eng Co	Vacant	Williams H DeWorth Investmen	Williams H DeWorth Investmen	Wasatch Transfer Co & Williams	Williams Investm ent Co	Vacant	
	62.5		Sefakis Peter	Vacant	Bartenders Local No 721	Bartenders Local No	Bartenders Local No	Vacant	Vacant								
	64	Timken Roller Bearing S&S	Chingas Nicolas	Hap & Al Beer plr / Shorty's	Sixty-Four Inn beer	Sixty-Four Inn beer	Smitty's Tavern	Smitty's Tavern and	Smitty's Tavern and	Smitty's Tavern and	Montie's Tavern	Juliano's Saloon	No Name Lounge	Fat Jack's Saloon	Jus' Fine rest	Russos too	
	64.5			Anderson Jas	Snow Vernon	Vern's Barber	Vern's	Vern's Barber	Vern's	Vern's	Mike's						
	65	Triangle Motor Co.		Young Elec Sign Co	Intermtn Diesel Sls Corp/Kenworth	Cleveland Rock Drill Co. machy	Rex Industries Inc/Premier	Rex Inds Inc Stoker Mfrs	Rex Industries Inc steel	Rex Industries Inc steel	Vacant	Du-Mac Inc Letter shop	Vacant	Vacant	Vacant	Vacant	
	66	Vacant	Bearings Service &	Bearings Service &	Bearings Service &	Mirabelli Jos Tailor	Merabelle clng &	Merabelle Cln & Tailoring co	Merabelle Cln &	Merabelle Cln &	Merabel le Cln &	Merabelle Cln &	Merabelle Cln &	Vacant	Cabin Fever	Vacant	
	68	Western Auto Supply Co.	Merabelle Jos.	Merabelle Jos Tailor	Merabelle Jos Tailor	Bearings Serv & Sup Co auto sups	Bearings Serv & Sup Co auto sups	Intermountain Tariff bur/Transport Clearings of	Vacant		Kee Lox Mfg Co ofc supplies	Kee Lox Mfg Co ofc supplies	Nisea Watch Shop	Nisea Watch Shop	Nisea Watch Shop	Private Eye Weekly newspa	
	69	Stewart-Warner Prod Serv Sta.	Samuel Chas J	New deal Inn restr													
	70		Battery Depot of Utah	Hardware Mut Casualty Co/ Sunset-McKee Sls Book Co/Westn	Yates Distbg Co/vending machs					The Salvation Army	Beehive Carnival & Novelty Co	Vacant	Collectabl es	Henrickse n Butler ofc design & furn sales	Laura's Interior Designte rs	Mohr's Tropica l Fish N Birds	
	72*	Shubrick Apartments	Shubrick Apartments	Shubrick Apartments	Shubrick Apartments	Shubrick Apartments	Shubrick Apartments	Shubrick Apartments	Shubrick Apartments	Shubrick Hotel	Shubric k Hotel	Shubrick Hotel	Shubrick Hotel	Shubrick Hotel	Shubrick Hotel	Shubric k Hotel	
	74	Shubrick Apartments	Vacant	Kongo Prods Co polish mfrs/Home E C Machy	Sunset-McKee Sales Book Co/Wstn Loose-Leaf Co	Vacant	International Record Co	Colonial Distrs Inc brokers	American Sewing Mach Buyers Coop	Office Forms Co	Office Forms Co	Vacant					
	76	Bryar News Co	Vacant	Liggett & Myers Tobacco	Liggett & Myers	Schneider F J whol tobacco	Liggett & Myers	Vacant	Skolnick M C Clothing Co	Skolnick M C Clothing Co	Nisel Watch	Nisel Watch					
	78	Merabelle Jos.		Sun Drug Co			Little Joe's beer	Sam's Lounge	Sam's Lounge	Sam's Lounge	Sam's Lounge	Sam's Lounge	The Haggis	Fiasco private	Bourbon Street	Port-O-Call	
	80	Sun Drug Co.	Sun Drug Co.		Allen	Allen	Little Joe's	Sam's Lounge									

HISTORICAL DIRECTORY SEARCH

Phase I Environmental Assessment
Frank E. Moss Courthouse Expansion Project

STREET	#	1924	1929	1934	1939	1944	1949	1953	1958
West Temple S.	368					Anselmo F & Co food prods	Anselmo F & Co food prods	Anselmo F & Co food prods	Anselmo F & Co food prods
	371	Cycle Works	Utah Transfer	Geo O signs	Geo O signs		Vacant	Peck Inc letter shop	
	373		Bates Geo A	Produce Co	Jensen Tire Co	Co/Jensen Edw N	Vacant	Peck Inc letter shop	Photostat Corp
	375		Van's Barber & Beauty Shop	VanDeWater Gilbert E Barber	Eph's Barber Shop	Vacant	Agcy moving equip/Grisley J M Co mach	Engineering Co/Grisley Jas M Mach	Western Sls Engineering co
	377	Tripp Jas H	Tripp Jas H.	Brake & parts Sup Co	Parts Supply Co/Kong	Brake & Parts Supply Co	Vacant		
	378	Lincoln Garage	Bennet Gas & Oil Co (ser sta)	ser Sta/Lincoln Garage	UOR Co ser sta	UOR Co Service Station	Fotes Servis Sta/Monahan Doug Garage	Ute Cab co/Checker Cab co	Vacant

STREET	ADDR	1963	1968	1973	1977	1982	1987	1993
West Temple S.	368							
	371	Costume Jewelry Inc	Costume Jewelry Inc	Vacant	Munch Shoppe	Piece Fashions	TCCB alterations	Vacant
	373	Staple Co ofc sups	Staple Co ofc sups	Staple Co staples				Vacant
	375	Vacant			Haircutte	Haircutters	Haircutters	Vacant
	377							
	378	American Serv gas	American Serv gas sta	American Service	American Service	Service Store	Goodyear Service Store	Auto Service Center

HISTORICAL DIRECTORY SEARCH

Phase I Environmental Assessment
Frank E. Moss Courthouse Expansion Project

		1924	1929	1934	1939	1944	1949	1953	1958	1963	1968	1973	1977	1982	1987	1993	1996	2002	2007
Post Office Place/West	20	Vacant	Jones J Henry Co	Walker J R Est Co Real Estate/Tintic Ophir Mines	Royal Typewriter Co Inc	Monroe Calculating Mach Co Inc	Monroe Calculating Mach Co Inc	Natl Serums & Livestock Supplies											
	24						Pennock Pest												
	28						Egbert Heber C	Egbert Heber C	Egbert Eber C	Egbert Herber	Egbert	Egbert Herber							
	30		Asso Gas & Oil Co	Post Office Service Sta	Sears Roebuck	Sears Roebuck													
	31	American Technical	Amer Technical	Maach Geo J Signs	Maack Bros Sign Co	Maack Bros Sign	Maack Bros Sign	Maack Bros Sign											
	33	Broadway Knitting Co	Wasatch Sheet Metal																
	35	Star Printing Co	Long Haydn/Reid	Wasatch Sheet Metal	Cunningham Irvin D	Vacant	Engineering Sales	Day & Night htg											
	37	Imperial Printing Co	Imperial Press./Utah	Imperial Press	Imperial Press	Imperial Press	Imperial Press	Imperial Press											
	39	IOOF/Utah News Co	Odd Fellows Hall/Utah	Utah News Co	Utah News co whol	Brown Joe R Printing	Brown Joe R Printing	Brown Joe R Printing	Liberty Press	Vacant	Vacant	Vacant	Vacant	Vacant	Viva La	Office Buildi	Office buildin	IOOF and	Energy
	41	The Fleischman Co	Ind. Order of Odd Fellows/IOOF Building/IOOF Hall/Leith's Trade Bindery	Odd Fellows/IOOF Building/IOOF Hall/Leith's Trade Bindery/Tar Baby Mining Co/Exchange Finance	IOOF Building/IOOF Hall**	IOOF Building**	IOOF Building**	IOOF Building**	IOOF Building**	IOOF Building**	IOOF Building**	IOOF Building**	Vacant						
	42	American Printing Co	Amer Ptf Co	American Ptf Co	American Ptg Co	O'Carroll Window Shade Co	Jenson Furn Co	Reed Distributing Co Inc telev stes	State Dept of Employment Serv	State Dept of Employment									
	43									Rose	Rose	Vacant	Vacant						
	44	Edwards John	Bingham Will C.	Vacant	US Metallic Magnesium Co test Plant	Peck M H Co Caterers	Utahn Saddle Co	Reed Distributing Co Inc telev stes	State Dept of Employment Serv	State Dept of Employment									
	45							Egbert Heber C	Egbert Heber C	Egbert Heber	Egbert	Egbert Heber	Diamond	Diamond	Diamond	Diamond			
	46	Lakeside Printing Co.	Edwards John Co	Edwards John Co hse furngs/Temple Blanket and	Edwards John Co hse furngs/Temple Blanket	Edwards John Co hse furngs/Te	Edwards John Co hse furngs/Te	Edwards John Co hse furngs/Tem	Edwards John Co hse furngs/Te	Vacant	Salvation Army Emer	Salvation Army Emerg	Vacant		Office Building Suite	Office Building**			
	48	Lake Hotel	Lake Hotel	Lake Hotel	Central Hotel Apts	Central Hotel	Hotel New York	Hotel New York	Hotel New York	Hotel New	New York	New York	Magic Theat	Multi-tenant		Office Buildi	Multi-tenant	Multi-tenan	

Notes:
* Apartment tenants not listed
** Several tenants of the IOOF building; full list displayed on directory copies in Appendix F.
***Several tenants of the IOOF building; additional detail included in the EDR report in Appendix D.

APPENDICES

APPENDIX A
STATEMENT OF QUALIFICATIONS

STATEMENT OF QUALIFICATIONS

This appendix presents the qualifications of the Trarza personnel performing the Phase I Environmental Site Assessment (ESA) and preparing this report. In addition, the qualifications and signatures required by the United States Environmental Protection Agency (USEPA) All Appropriate Inquiries (AAI) standard are presented.

Statement of Qualifications

This Phase I ESA Report was prepared by Mr. Travis Johansen of Trarza, Inc. Mr. Johansen is a geologic engineer with over five years of professional environmental experience as an environmental consultant providing geology, hydrogeology, geotechnical, and remedial engineering services. He has been responsible for designing, managing, and overseeing remedial activities, including performing: Phase I and Phase II Environmental Site Assessments; field drilling and investigation programs; groundwater, soil, and hazardous material sampling events; and the design, installation, and management of remediation systems. Mr. Johansen has extensive working knowledge with complex hydrogeologic environments, evaluation of hydrogeologic conditions, and evaluation and selection of various remedial technologies for implementation in complex environments. Select representative projects include:

Project Engineer, Contaminant Delineation, Characterization, and Compliance Monitoring. For Phelps Dodge Magnet Wire, Mr. Johansen was the project engineer responsible for investigation and management of three former fueling stations and a manufacturing facility in Indiana. Activities included delineation and characterization of subsurface environmental impacts and underground storage tank (UST) releases in addition to providing compliance monitoring.

Project Engineer, Groundwater Remediation System Installation. For a consortium of companies, Mr. Johansen was responsible for the installation of a groundwater remediation system at a State superfund site in Colorado. Activities included: groundwater extraction well drilling and installation; conveyance piping, trenching, and installation; system building construction; manifold design and construction; equipment installation and tie-in; programmable logic control (PLC) initialization; and system startup, operation, monitoring, and maintenance.

Project Engineer, Technical Report Preparation and Submittal. Mr. Johansen has been responsible for the coordination, writing, and preparation of technical reports, maps, and compliance submittals for several projects in Colorado and the mid-West. His responsibilities included acting as the primary contact for regulatory agencies and clients.

Project Engineer, Pilot- and Bench-Scale Testing for Remedial Technologies. Mr. Johansen conducted pilot- and bench-scale tests of established and innovative remedial technologies in order to investigate site-specific feasibility and effectiveness at a State Superfund Site in Colorado. Bench- and pilot-test remedial technologies evaluated included air and ozone sparge, SVE, and ex situ ozone treatment.

Engineer, Groundwater and Aquifer Characterizations. Mr. Johansen has been responsible for coordination and performance of aquifer pump and slug testing activities, groundwater and soil

sampling, and data collection. Data were primarily utilized for system design and evaluation, pilot-scale testing, and groundwater modeling and evaluation.

Project Engineer, Subsurface Environment Investigation and Evaluation at Fuel Sites. For the City and County of Denver, Mr. Johansen worked with project scientists to develop and perform investigation strategies at several fuel sites in Denver, Colorado. He was also responsible for evaluation and characterization of the subsurface, pertaining specifically to the flow, pathways, and source locations of various constituents of concern.

Geologist, Subsurface Investigation. Mr. Johansen has performed management, coordination, and field activities for several drilling programs utilizing hollow-stem auger (HSA) and air/mud rotary drilling techniques and packer testing in the Denver area and the mid-West.

USEPA AAI Qualifications and Signatures

In conformance with 40 Code of Federal Regulations (CFR) 312.10, Trarza has prepared the following statements regarding the environmental qualifications of the personnel performing, and the methodology used, in the preparation of this Phase I Environmental Site Assessment Report, inclusive of the USEPA AAI standard.

We declare that, to the best of our professional knowledge and belief, we meet the definition of environmental professional as defined in 312.10 of this part.

We have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. We have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Preparer:

Travis Johansen
Environmental Engineer

Reviewer:

Ali Sogue
Project Manager

APPENDIX B
SITE PHOTOS

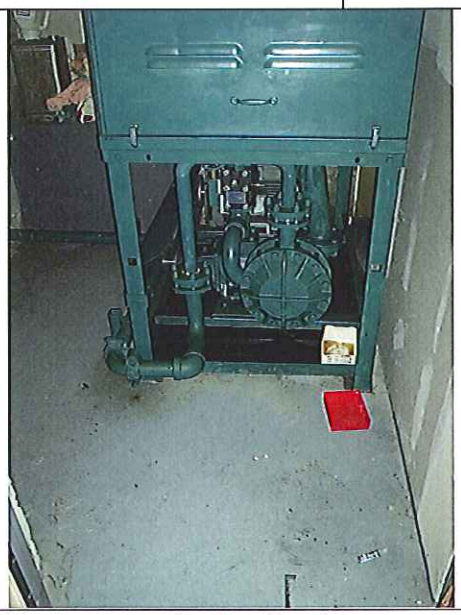
Photographic Record

Client: GSA	**Project**: Phase I ESA
Site Name: Odd Fellows Building	

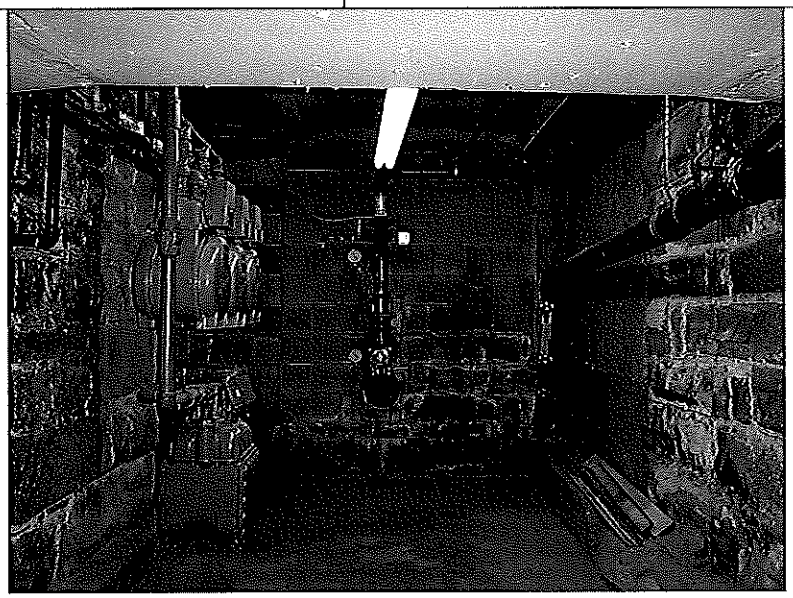
Photograph: S-1	
Photographer: T. Johansen	
Date: 7/11/07	
Comments	Facing north; Odd Fellows sump
Photograph: S-2	
Photographer: T. Johansen	
Date: 7/11/07	
Comments	Facing north; Odd Fellows sump

Photographic Record

Client: GSA	**Project**: Phase I ESA
Site Name: Odd Fellows Building	

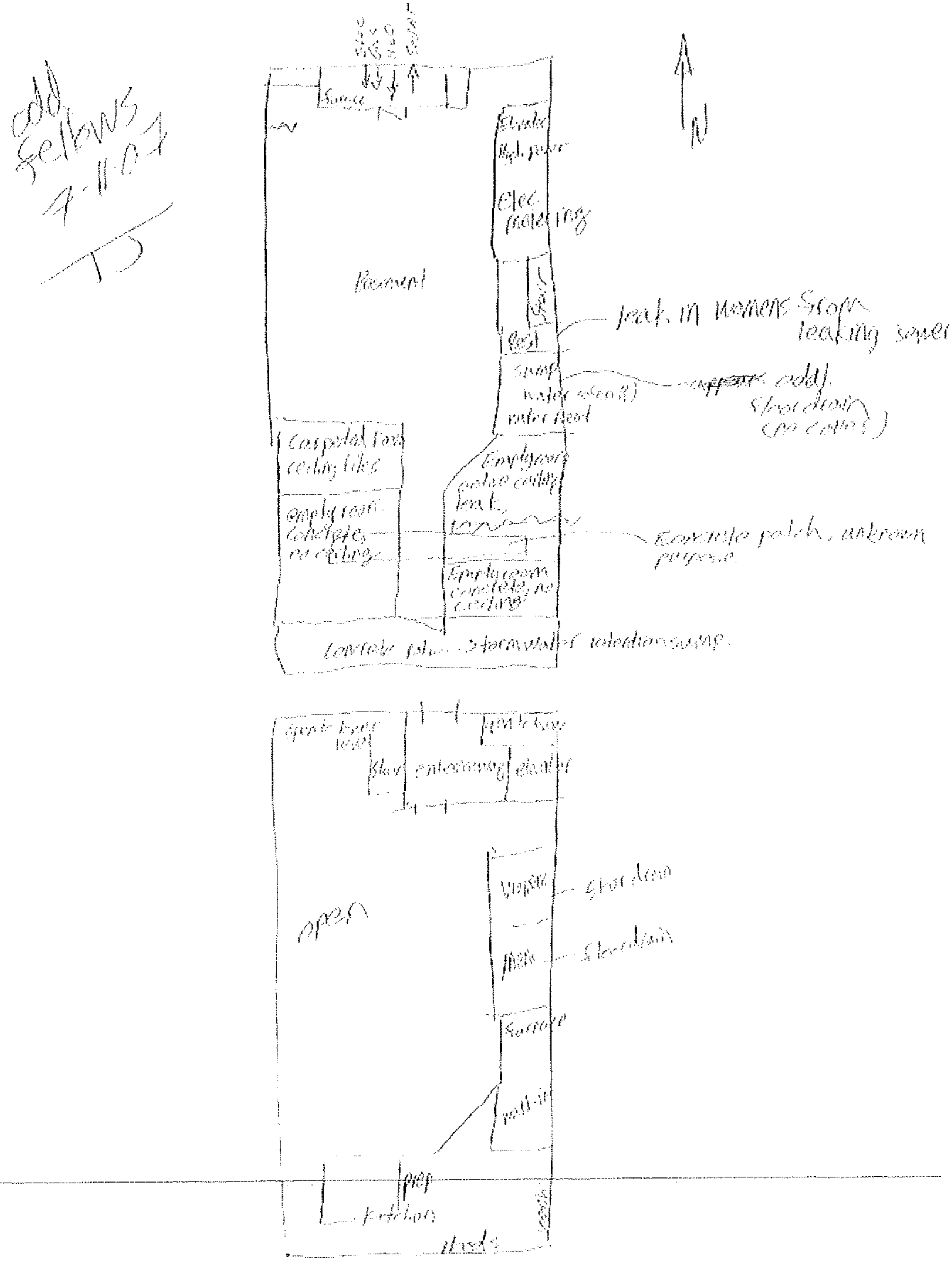
Photograph: S-3 **Photographer**: T. Johansen **Date**: 7/11/07	
Comments	Facing west; hydraulic elevator motor and drip pan
Photograph: S-4 **Photographer**: T. Johansen **Date**: 7/11/07	
Comments	Facing south; Independent Order of Odd Fellows building

Photographic Record

Client: GSA	**Project**: Phase I ESA
Site Name: Odd Fellows Building	
Photograph: S-5	
Photographer: T. Johansen	
Date: 7/11/07	
Comments	Facing south; utilities in Odd Fellows basement

APPENDIX C
SITE SKETCHES

SKETCHES


odd fellows 7-11-07
TJ
N
Basement
Elec metering
leak in womens room leaking sewer
odd. floor drain (no cover)
Concrete patch, unknown purpose.
Carpeted Taxi ceiling tiles
Concrete slab - storm water retention sump.
entertaining
open
floor drain
walk-in
kitchen